

BUTLER & STAG



Merchant Walk Development, Bow, E3
London

Guide Price £425,000



Flat 402

Hoey Court, London

Welcome to this stylish, 772 Sq/Ft two-bedroom, two bathroom apartment at Hoey Court. Perfectly designed for contemporary living, this urban retreat boasts an expansive private balcony, offering an ideal blend of indoor and outdoor living.

- Fourth Floor Modern Apartment
- Two Bedrooms
- Two Bathrooms
- 775 Sq/Ft Internal Living Space
- Open Plan Concept Living
- Landscaped Resident Only Gardens
- Devons Road DLR A Moments Walk Away
- Balcony
- Lift Access To All Levels
- Horizon Views



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As you step into the apartment, you're greeted by an open-plan living area that seamlessly connects the sleek kitchen, dining, and living spaces. The kitchen features modern integrated appliances, quartz countertops, and ample storage.

The two bedrooms offer cozy sanctuaries, each with generous closet space and large windows that flood the rooms with natural light.

Located in a prime urban location, Hoey Court places you within easy reach of local cafes, restaurants, and parks, ensuring that every convenience is just steps away. With its modern design, horizon views, and prime location, this apartment at Hoey Court is truly a place to call home.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



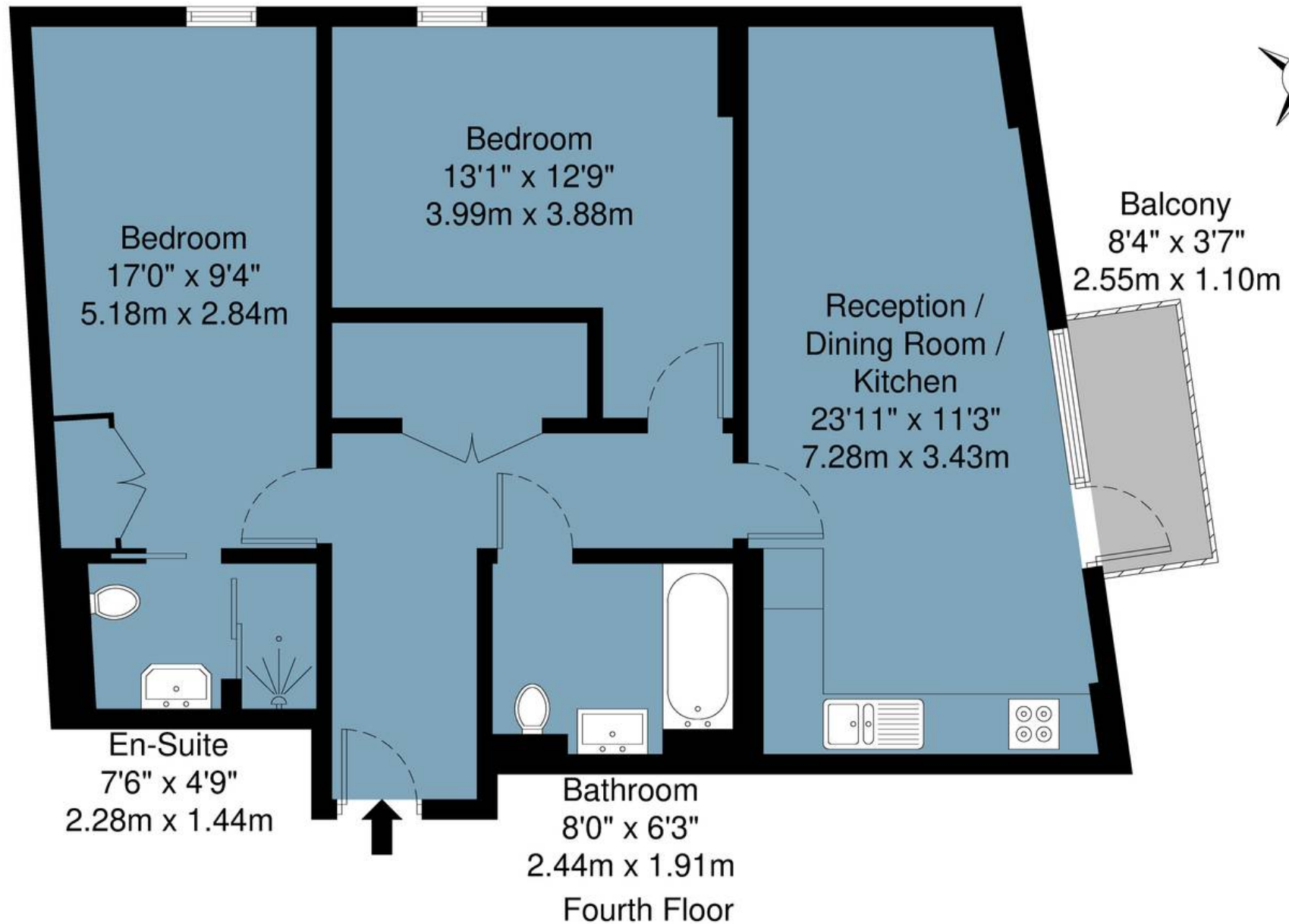




Hoey Court, Barry Blandford Way, E3

Approx Gross Internal Area : 71.7 sq m / 772 sq ft

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.

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We Make Moving Home Easy.

At Butler and Stag, we do more than just connect London to West Essex – we make the move seamless. With offices spanning from vibrant East London to the tranquillity of West Essex, we understand the nuances of each area and the journey people take between them. Our marketing goes beyond standard listings, showcasing every property with precision, creativity, and reach that others simply can't match. Coupled with an unparalleled attention to detail, from first enquiry to final move-in, we ensure every client and customer feels informed, supported, and confident. Simply put, we do the little things that make a big difference, setting us apart in every step of the property experience.



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Like what you see? Let's talk

Book your **FREE** valuation now



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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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